

NB Hearnese cannot accept any liability for inaccurate or omitted information.

Part A

Heating:

Is your heating sourced by gas, electric, oil, ground or air source heat pump or any other? Please provide details.

GAS

Do you have underfloor heating or radiators?

RADIATORS

Do you have an electricity supply via wind turbines, a generator or solar panels? If yes, please provide information and whether they are owned by you or leased and whether you are receiving an income from these or discount on your utilities.

NO

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased?

NO

Are there any communal heating systems? If yes, please provide the above and any further information on this.

NO

Where is the boiler and when was it installed?

GARAGE - installed by previous owner in 2013 before sale

Is it a combination boiler or do you have a separate water tank?

SEPARATE WATER TANK IN AIRING CUPBOARD

Fuse box location?

GARAGE

Gas meter location?

UNDER FRONT STEPS - BIN LOCATION

Water and drainage:

Do you have a water meter and if so, where is it located?

YES, OUTSIDE HOUSE ON WALKWAY

Is the water supplied by a borehole, spring or well?

NO

Is the property on mains drainage or private drainage? If private, please provide details of this.

MAINS DRAINAGE - BOURNEMOUTH WATER (drinking water)
- WESSEX WATER (waste)

Is there a water softener?

YES

Stop cock location?

MAIN IN GARAGE and ONE UNDER KITCHEN SINK

Phone and internet:

Broadband

For any information regarding broadband a potential buyer should go to OfCom via this link -

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone

For any information regarding mobile signals a potential buyer should go to OfCom via this link -

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking:

Is there a shared drive or access? If so, who maintains and pays for it?

INDIVIDUAL HOUSE DRIVEWAY MAINTAINED BY CARA
Cerne Abbas Residents Association

Is there parking to the property? Please provide information.

YES, 2 VISITOR SPOTS OPPOSITE AND ADDITIONAL
NEARBY

Is there a garage and where is it located?

YES, DOUBLE UNDER KITCHEN

Property construction:

What year was the property built?

2003 WE BELIEVE AS 10 YRS OLD WHEN PURCHASED
31 JULY 2013

If new build / newly converted, is the title registered?

N/A

Is the building pre-fabricated? If yes, who do you insure with?

NO, BRICK BUILT

Is the building thatched? If yes, who do you insure with?

NO

Are there timber windows?

NO

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations.

NOT TO HOUSE STRUCTURE OF RAIL INSTALLED ON PATIO STEPS
CARPETS and WRTINS ADDED

Has the property ever undergone any structural work or underpinning?

NO

Has the property ever had subsidence? If yes, what work has been carried out, please supply documents

NO

Part B

Are there any building safety or structural risks you are aware of?

NO

Are you aware of there being any asbestos at the property?

NO

Do you know of any existing or proposed planning permissions or building works in the area or to the property which will affect your property? (Planning permission expires within 3 years)

NO

Are there any restrictions or covenants to the property?

APPROVAL REQUIRED BY CARA

Which boundaries belong to the property?

ONE OF TWO FENCE PANELS OFF PATIO

Are there any public right of ways, easements or servitudes?

NO

Are there any Tree Protection orders in the garden? Are any trees above 50'?

YES

Is there any known flood risk of coastal erosion to your property or the local area?

NO

Which way is the garden facing?

EAST

Other:

Are you prepared to vacate the property?

YES

Have you considered which fixtures and fittings you would leave or take with you?

OPEN TO NEGOTIATION

Is your loft boarded and insulated? Is there a loft ladder?

PARTIALLY BOARDED, FULLY INSULATED and NO LADDER

Are you aware of any spray foam insulation?

NOT AWARE

In addition, maintenance fee per quarter
£455

Registration fee to join CARA £50

Garage - water softener

Stannah stairlift fitted Oct 24 under guarantee.

